

DATE: 03/21/2012

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

EQSALE304WI

PAGE 1 OF 28

TAXATION DISTRICT 002 TOWN OF GREENBUSH

COUNTY 59 SHEBOYGAN

EQ ADMIN AREA 77 MILWAUKEE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	1	34,300	35,000	98.00	98.00	98.00	0.00	100.0	1.00
	IMPROVED	3	786,600	763,000	103.09	103.03	104.11	2.00	100.0	1.00
	TOTAL	4	820,900	798,000	102.87	101.77	101.74	3.03	100.0	0.99
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	1	34,300	35,000	98.00	98.00	98.00	0.00	100.0	1.00
	IMPROVED	3	786,600	763,000	103.09	103.03	104.11	2.00	100.0	1.00
	TOTAL	4	820,900	798,000	102.87	101.77	101.74	3.03	100.0	0.99

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	3	0	0.0	0	0.0	0	0.0	1.5	50.0	1.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	4	0	0.0	0	0.0	0	0.0	2	50.0	2	50.0	0	0.0	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	3	0	0.0	0	0.0	0	0.0	1.5	50.0	1.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	4	0	0.0	0	0.0	0	0.0	2	50.0	2	50.0	0	0.0	0	0.0	0	0.0

DATE: 03/21/2012

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

EQSALE304WI

PAGE 2 OF 28

TAXATION DISTRICT 004 TOWN OF HERMAN

COUNTY 59 SHEBOYGAN

EQ ADMIN AREA 77 MILWAUKEE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	1	75,500	92,000	82.07	82.07	82.07	0.00	100.0	1.00
	IMPROVED	4	437,700	463,200	94.49	123.39	95.21	34.31	75.0	1.31
	TOTAL	5	513,200	555,200	92.44	115.13	90.81	30.70	80.0	1.25
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	1	75,500	92,000	82.07	82.07	82.07	0.00	100.0	1.00
	IMPROVED	4	437,700	463,200	94.49	123.39	95.21	34.31	75.0	1.31
	TOTAL	5	513,200	555,200	92.44	115.13	90.81	30.70	80.0	1.25

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	4	0	0.0	0	0.0	0	0.0	2	50.0	1	25.0	0	0.0	0	0.0	1	25.0
	TOTAL	5	0	0.0	0	0.0	0	0.0	2.5	50.0	1.5	30.0	0	0.0	0	0.0	1	20.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	4	0	0.0	0	0.0	0	0.0	2	50.0	1	25.0	0	0.0	0	0.0	1	25.0
	TOTAL	5	0	0.0	0	0.0	0	0.0	2.5	50.0	1.5	30.0	0	0.0	0	0.0	1	20.0

DATE: 03/21/2012

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

EQSALE304WI

PAGE 3 OF 28

TAXATION DISTRICT 006 TOWN OF HOLLAND
 COUNTY 59 SHEBOYGAN
 EQ ADMIN AREA 77 MILWAUKEE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	3	921,200	872,000	105.64	107.00	105.11	4.01	100.0	1.01
	TOTAL	3	921,200	872,000	105.64	107.00	105.11	4.01	100.0	1.01
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	3	921,200	872,000	105.64	107.00	105.11	4.01	100.0	1.01
	TOTAL	3	921,200	872,000	105.64	107.00	105.11	4.01	100.0	1.01

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	3	0	0.0	0	0.0	0	0.0	1.5	50.0	1.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	3	0	0.0	0	0.0	0	0.0	1.5	50.0	1.5	50.0	0	0.0	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	3	0	0.0	0	0.0	0	0.0	1.5	50.0	1.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	3	0	0.0	0	0.0	0	0.0	1.5	50.0	1.5	50.0	0	0.0	0	0.0	0	0.0

DATE: 03/21/2012

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

EQSALE304WI

PAGE 4 OF 28

TAXATION DISTRICT 008 TOWN OF LIMA
COUNTY 59 SHEBOYGAN
EQ ADMIN AREA 77 MILWAUKEE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	12	1,628,600	1,586,000	102.69	104.61	101.88	11.01	66.7	1.02
	TOTAL	12	1,628,600	1,586,000	102.69	104.61	101.88	11.01	66.7	1.02
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	12	1,628,600	1,586,000	102.69	104.61	101.88	11.01	66.7	1.02
	TOTAL	12	1,628,600	1,586,000	102.69	104.61	101.88	11.01	66.7	1.02

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	12	0	0.0	0	0.0	1	8.3	5	41.7	3	25.0	2	16.7	1	8.3	0	0.0
	TOTAL	12	0	0.0	0	0.0	1	8.3	5	41.7	3	25.0	2	16.7	1	8.3	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	12	0	0.0	0	0.0	1	8.3	5	41.7	3	25.0	2	16.7	1	8.3	0	0.0
	TOTAL	12	0	0.0	0	0.0	1	8.3	5	41.7	3	25.0	2	16.7	1	8.3	0	0.0

DATE: 03/21/2012

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

EQSALE304WI

PAGE 5 OF 28

TAXATION DISTRICT 010 TOWN OF LYNDON

COUNTY 59 SHEBOYGAN

EQ ADMIN AREA 77 MILWAUKEE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	1	22,700	22,000	103.18	103.18	103.18	0.00	100.0	1.00
	IMPROVED	6	1,132,900	1,085,500	104.37	111.55	115.40	16.76	50.0	1.07
	TOTAL	7	1,155,600	1,107,500	104.34	110.36	106.52	16.02	42.9	1.06
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	1	951,000	600,000	158.50	158.50	158.50	0.00	100.0	1.00
	TOTAL	1	951,000	600,000	158.50	158.50	158.50	0.00	100.0	1.00
TOTAL	VACANT	1	22,700	22,000	103.18	103.18	103.18	0.00	100.0	1.00
	IMPROVED	7	2,083,900	1,685,500	123.64	118.26	124.28	17.28	57.1	0.96
	TOTAL	8	2,106,600	1,707,500	123.37	116.38	115.40	18.57	50.0	0.94

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	6	0	0.0	1	16.7	1	16.7	1	16.7	2	33.3	1	16.7	0	0.0	0	0.0
	TOTAL	7	0	0.0	0	0.0	1	14.3	2.5	35.7	.5	7.1	2	28.6	1	14.3	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	7	0	0.0	1	14.3	1	14.3	1.5	21.4	2.5	35.7	1	14.3	0	0.0	0	0.0
	TOTAL	8	0	0.0	1	12.5	1	12.5	2	25.0	2	25.0	1	12.5	1	12.5	0	0.0

DATE: 03/21/2012

**WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS**

EQSALE304WI

PAGE 6 OF 28

TAXATION DISTRICT 012 TOWN OF MITCHELL
COUNTY 59 SHEBOYGAN
EQ ADMIN AREA 77 MILWAUKEE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	5	901,800	893,400	100.94	101.65	96.80	5.93	80.0	1.01
	TOTAL	5	901,800	893,400	100.94	101.65	96.80	5.93	80.0	1.01
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	2	276,100	244,000	113.16	107.53	107.53	9.54	100.0	0.95
	TOTAL	2	276,100	244,000	113.16	107.53	107.53	9.54	100.0	0.95
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	7	1,177,900	1,137,400	103.56	103.33	97.27	7.29	71.4	1.00
	TOTAL	7	1,177,900	1,137,400	103.56	103.33	97.27	7.29	71.4	1.00

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	5	0	0.0	0	0.0	0	0.0	2.5	50.0	1.5	30.0	1	20.0	0	0.0	0	0.0
	TOTAL	5	0	0.0	0	0.0	0	0.0	2.5	50.0	1.5	30.0	1	20.0	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	7	0	0.0	0	0.0	0	0.0	3.5	50.0	1.5	21.4	2	28.6	0	0.0	0	0.0
	TOTAL	7	0	0.0	0	0.0	0	0.0	3.5	50.0	1.5	21.4	2	28.6	0	0.0	0	0.0

DATE: 03/21/2012

**WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS**

EQSALE304WI

PAGE 7 OF 28

TAXATION DISTRICT 014 TOWN OF MOSEL
COUNTY 59 SHEBOYGAN
EQ ADMIN AREA 77 MILWAUKEE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	1	197,500	200,000	98.75	98.75	98.75	0.00	100.0	1.00
	TOTAL	1	197,500	200,000	98.75	98.75	98.75	0.00	100.0	1.00
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	1	122,500	180,000	68.06	68.06	68.06	0.00	100.0	1.00
	TOTAL	1	122,500	180,000	68.06	68.06	68.06	0.00	100.0	1.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	2	320,000	380,000	84.21	83.41	83.41	18.40	0.0	0.99
	TOTAL	2	320,000	380,000	84.21	83.41	83.41	18.40	0.0	0.99

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	2	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0
	TOTAL	2	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

TAXATION DISTRICT 016 TOWN OF PLYMOUTH
 COUNTY 59 SHEBOYGAN
 EQ ADMIN AREA 77 MILWAUKEE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	9	1,684,000	1,671,600	100.74	106.63	102.48	14.62	66.7	1.06
	TOTAL	9	1,684,000	1,671,600	100.74	106.63	102.48	14.62	66.7	1.06
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	1	454,100	500,000	90.82	90.82	90.82	0.00	100.0	1.00
	TOTAL	1	454,100	500,000	90.82	90.82	90.82	0.00	100.0	1.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	10	2,138,100	2,171,600	98.46	105.05	98.22	14.91	70.0	1.07
	TOTAL	10	2,138,100	2,171,600	98.46	105.05	98.22	14.91	70.0	1.07

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	9	0	0.0	0	0.0	1	11.1	3.5	38.9	2.5	27.8	1	11.1	0	0.0	1	11.1
	TOTAL	9	0	0.0	0	0.0	1	11.1	3.5	38.9	2.5	27.8	1	11.1	0	0.0	1	11.1
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	10	0	0.0	0	0.0	0	0.0	5	50.0	2	20.0	2	20.0	0	0.0	1	10.0
	TOTAL	10	0	0.0	0	0.0	0	0.0	5	50.0	2	20.0	2	20.0	0	0.0	1	10.0

DATE: 03/21/2012

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

EQSALE304WI

PAGE 9 OF 28

TAXATION DISTRICT 018 TOWN OF RHINE
 COUNTY 59 SHEBOYGAN
 EQ ADMIN AREA 77 MILWAUKEE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	17	4,088,700	3,700,400	110.49	113.59	110.42	16.10	52.9	1.03
	TOTAL	17	4,088,700	3,700,400	110.49	113.59	110.42	16.10	52.9	1.03
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	17	4,088,700	3,700,400	110.49	113.59	110.42	16.10	52.9	1.03
	TOTAL	17	4,088,700	3,700,400	110.49	113.59	110.42	16.10	52.9	1.03

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	17	0	0.0	1	5.9	2	11.8	5.5	32.4	3.5	20.6	4	23.5	1	5.9	0	0.0
	TOTAL	17	0	0.0	1	5.9	2	11.8	5.5	32.4	3.5	20.6	4	23.5	1	5.9	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	17	0	0.0	1	5.9	2	11.8	5.5	32.4	3.5	20.6	4	23.5	1	5.9	0	0.0
	TOTAL	17	0	0.0	1	5.9	2	11.8	5.5	32.4	3.5	20.6	4	23.5	1	5.9	0	0.0

TAXATION DISTRICT	020	TOWN OF RUSSELL
COUNTY	59	SHEBOYGAN
EQ ADMIN AREA	77	MILWAUKEE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

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DATE: 03/21/2012

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

EQSALE304WI

PAGE 11 OF 28

TAXATION DISTRICT 022 TOWN OF SCOTT

COUNTY 59 SHEBOYGAN

EQ ADMIN AREA 77 MILWAUKEE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	1	70,200	62,500	112.32	112.32	112.32	0.00	100.0	1.00
	IMPROVED	4	691,800	691,500	100.04	101.52	102.29	4.91	100.0	1.01
	TOTAL	5	762,000	754,000	101.06	103.68	105.56	5.09	100.0	1.03
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	1	70,200	62,500	112.32	112.32	112.32	0.00	100.0	1.00
	IMPROVED	4	691,800	691,500	100.04	101.52	102.29	4.91	100.0	1.01
	TOTAL	5	762,000	754,000	101.06	103.68	105.56	5.09	100.0	1.03

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	4	0	0.0	0	0.0	0	0.0	2	50.0	2	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	5	0	0.0	0	0.0	0	0.0	2.5	50.0	2.5	50.0	0	0.0	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	4	0	0.0	0	0.0	0	0.0	2	50.0	2	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	5	0	0.0	0	0.0	0	0.0	2.5	50.0	2.5	50.0	0	0.0	0	0.0	0	0.0

DATE: 03/21/2012

**WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS**

EQSALE304WI

PAGE 12 OF 28

TAXATION DISTRICT 024 TOWN OF SHEBOYGAN

COUNTY 59 SHEBOYGAN

EQ ADMIN AREA 77 MILWAUKEE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	2	224,000	230,000	97.39	104.60	104.60	17.60	0.0	1.07
	IMPROVED	57	11,855,300	11,345,500	104.49	106.81	104.76	7.09	87.7	1.02
	TOTAL	59	12,079,300	11,575,500	104.35	106.73	104.76	7.44	84.8	1.02
2 - COMMERCIAL	VACANT	1	40,400	75,000	53.87	53.87	53.87	0.00	100.0	1.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	1	40,400	75,000	53.87	53.87	53.87	0.00	100.0	1.00
TOTAL	VACANT	3	264,400	305,000	86.69	87.69	86.19	26.74	33.3	1.01
	IMPROVED	57	11,855,300	11,345,500	104.49	106.81	104.76	7.09	87.7	1.02
	TOTAL	60	12,119,700	11,650,500	104.03	105.85	105.03	8.11	83.3	1.02

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	2	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0
	IMPROVED	57	0	0.0	0	0.0	2	3.5	26.5	46.5	23.5	41.2	3	5.3	2	3.5	0	0.0
	TOTAL	59	0	0.0	0	0.0	3	5.1	26.5	44.9	23.5	39.8	4	6.8	2	3.4	0	0.0
2 - COMMERCIAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	3	0	0.0	1	33.3	0	0.0	.5	16.7	.5	16.7	0	0.0	1	33.3	0	0.0
	IMPROVED	57	0	0.0	0	0.0	2	3.5	26.5	46.5	23.5	41.2	3	5.3	2	3.5	0	0.0
	TOTAL	60	1	1.7	0	0.0	3	5.0	26	43.3	24	40.0	5	8.3	1	1.7	0	0.0

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

TAXATION DISTRICT 026 TOWN OF SHEBOYGAN FALLS

COUNTY 59 SHEBOYGAN

EQ ADMIN AREA 77 MILWAUKEE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	3	91,900	161,000	57.08	56.27	77.55	30.13	66.7	0.99
	IMPROVED	7	1,483,700	1,515,800	97.88	119.93	105.00	28.45	57.1	1.23
	TOTAL	10	1,575,600	1,676,800	93.96	100.83	88.98	36.74	50.0	1.07
2 - COMMERCIAL	VACANT	1	52,200	118,000	44.24	44.24	44.24	0.00	100.0	1.00
	IMPROVED	1	47,000	50,000	94.00	94.00	94.00	0.00	100.0	1.00
	TOTAL	2	99,200	168,000	59.05	69.12	69.12	36.00	0.0	1.17
TOTAL	VACANT	4	144,100	279,000	51.65	53.26	60.90	42.45	0.0	1.03
	IMPROVED	8	1,530,700	1,565,800	97.76	116.69	99.50	27.65	87.5	1.19
	TOTAL	12	1,674,800	1,844,800	90.78	95.55	88.98	35.28	50.0	1.05

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	3	1	33.3	0	0.0	0	0.0	.5	16.7	1.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	7	0	0.0	0	0.0	2	28.6	1.5	21.4	2.5	35.7	0	0.0	0	0.0	1	14.3
	TOTAL	10	1	10.0	0	0.0	0	0.0	4	40.0	1	10.0	3	30.0	0	0.0	1	10.0
2 - COMMERCIAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	2	0	0.0	1	50.0	0	0.0	0	0.0	0	0.0	0	0.0	1	50.0	0	0.0
TOTAL	VACANT	4	1	25.0	0	0.0	1	25.0	0	0.0	0	0.0	1	25.0	1	25.0	0	0.0
	IMPROVED	8	0	0.0	0	0.0	0	0.0	4	50.0	3	37.5	0	0.0	0	0.0	1	12.5
	TOTAL	12	2	16.7	0	0.0	0	0.0	4	33.3	2	16.7	3	25.0	0	0.0	1	8.3

DATE: 03/21/2012

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

EQSALE304WI

PAGE 14 OF 28

TAXATION DISTRICT 028 TOWN OF SHERMAN
 COUNTY 59 SHEBOYGAN
 EQ ADMIN AREA 77 MILWAUKEE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	1	25,000	5,400	462.96	462.96	462.96	0.00	100.0	1.00
	IMPROVED	5	800,300	661,800	120.93	128.82	114.25	17.19	60.0	1.07
	TOTAL	6	825,300	667,200	123.70	184.51	124.33	59.91	50.0	1.49
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	1	673,900	675,000	99.84	99.84	99.84	0.00	100.0	1.00
	TOTAL	1	673,900	675,000	99.84	99.84	99.84	0.00	100.0	1.00
TOTAL	VACANT	1	25,000	5,400	462.96	462.96	462.96	0.00	100.0	1.00
	IMPROVED	6	1,474,200	1,336,800	110.28	123.99	112.79	16.64	66.7	1.12
	TOTAL	7	1,499,200	1,342,200	111.70	172.41	114.25	57.68	57.1	1.54

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	5	0	0.0	0	0.0	0	0.0	2.5	50.0	.5	10.0	1	20.0	0	0.0	1	20.0
	TOTAL	6	0	0.0	0	0.0	1	16.7	2	33.3	1	16.7	0	0.0	1	16.7	1	16.7
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	6	0	0.0	0	0.0	0	0.0	3	50.0	1	16.7	1	16.7	0	0.0	1	16.7
	TOTAL	7	0	0.0	0	0.0	0	0.0	3.5	50.0	.5	7.1	1	14.3	0	0.0	2	28.6

DATE: 03/21/2012

**WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS**

EQSALE304WI

PAGE 15 OF 28

TAXATION DISTRICT 030 TOWN OF WILSON

COUNTY 59 SHEBOYGAN

EQ ADMIN AREA 77 MILWAUKEE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	2	445,000	487,500	91.28	104.45	104.45	14.89	100.0	1.14
	IMPROVED	21	4,987,200	5,250,700	94.98	99.34	95.21	12.78	81.0	1.05
	TOTAL	23	5,432,200	5,738,200	94.67	99.79	95.21	13.09	78.3	1.05
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	1	199,300	200,000	99.65	99.65	99.65	0.00	100.0	1.00
	TOTAL	1	199,300	200,000	99.65	99.65	99.65	0.00	100.0	1.00
TOTAL	VACANT	2	445,000	487,500	91.28	104.45	104.45	14.89	100.0	1.14
	IMPROVED	22	5,186,500	5,450,700	95.15	99.36	95.53	12.37	77.3	1.04
	TOTAL	24	5,631,500	5,938,200	94.84	99.78	95.53	12.70	75.0	1.05

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	21	0	0.0	0	0.0	1	4.8	9.5	45.2	7.5	35.7	1	4.8	0	0.0	2	9.5
	TOTAL	23	0	0.0	0	0.0	1	4.4	10.5	45.7	7.5	32.6	2	8.7	0	0.0	2	8.7
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	22	0	0.0	0	0.0	2	9.1	9	40.9	8	36.4	1	4.6	0	0.0	2	9.1
	TOTAL	24	0	0.0	0	0.0	2	8.3	10	41.7	8	33.3	2	8.3	0	0.0	2	8.3

DATE: 03/21/2012

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

EQSALE304WI

PAGE 16 OF 28

TAXATION DISTRICT 101 VILLAGE OF ADELL

COUNTY 59 SHEBOYGAN

EQ ADMIN AREA 77 MILWAUKEE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	5	553,200	535,400	103.32	109.17	101.37	15.98	80.0	1.06
	TOTAL	5	553,200	535,400	103.32	109.17	101.37	15.98	80.0	1.06
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	5	553,200	535,400	103.32	109.17	101.37	15.98	80.0	1.06
	TOTAL	5	553,200	535,400	103.32	109.17	101.37	15.98	80.0	1.06

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	5	0	0.0	0	0.0	0	0.0	2.5	50.0	1.5	30.0	0	0.0	0	0.0	1	20.0
	TOTAL	5	0	0.0	0	0.0	0	0.0	2.5	50.0	1.5	30.0	0	0.0	0	0.0	1	20.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	5	0	0.0	0	0.0	0	0.0	2.5	50.0	1.5	30.0	0	0.0	0	0.0	1	20.0
	TOTAL	5	0	0.0	0	0.0	0	0.0	2.5	50.0	1.5	30.0	0	0.0	0	0.0	1	20.0

DATE: 03/21/2012

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

EQSALE304WI

PAGE 17 OF 28

TAXATION DISTRICT 111 VILLAGE OF CASCADE
COUNTY 59 SHEBOYGAN
EQ ADMIN AREA 77 MILWAUKEE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	5	717,800	622,500	115.31	116.81	115.27	5.65	100.0	1.01
	TOTAL	5	717,800	622,500	115.31	116.81	115.27	5.65	100.0	1.01
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	5	717,800	622,500	115.31	116.81	115.27	5.65	100.0	1.01
	TOTAL	5	717,800	622,500	115.31	116.81	115.27	5.65	100.0	1.01

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	5	0	0.0	0	0.0	0	0.0	2.5	50.0	2.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	5	0	0.0	0	0.0	0	0.0	2.5	50.0	2.5	50.0	0	0.0	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	5	0	0.0	0	0.0	0	0.0	2.5	50.0	2.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	5	0	0.0	0	0.0	0	0.0	2.5	50.0	2.5	50.0	0	0.0	0	0.0	0	0.0

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

TAXATION DISTRICT 112 VILLAGE OF CEDAR GROVE

COUNTY 59 SHEBOYGAN

EQ ADMIN AREA 77 MILWAUKEE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	8	1,407,800	1,290,900	109.06	108.51	108.64	5.04	87.5	0.99
	TOTAL	8	1,407,800	1,290,900	109.06	108.51	108.64	5.04	87.5	0.99
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	2	226,000	200,000	113.00	108.60	108.60	8.10	100.0	0.96
	TOTAL	2	226,000	200,000	113.00	108.60	108.60	8.10	100.0	0.96
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	10	1,633,800	1,490,900	109.58	108.53	108.64	5.65	90.0	0.99
	TOTAL	10	1,633,800	1,490,900	109.58	108.53	108.64	5.65	90.0	0.99

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	8	0	0.0	0	0.0	1	12.5	3	37.5	4	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	8	0	0.0	0	0.0	1	12.5	3	37.5	4	50.0	0	0.0	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	10	0	0.0	0	0.0	1	10.0	4	40.0	5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	10	0	0.0	0	0.0	1	10.0	4	40.0	5	50.0	0	0.0	0	0.0	0	0.0

DATE: 03/21/2012

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

EQSALE304WI

PAGE 19 OF 28

TAXATION DISTRICT 121 VILLAGE OF ELKHART LAKE

COUNTY 59 SHEBOYGAN

EQ ADMIN AREA 77 MILWAUKEE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	19	5,474,600	4,938,900	110.85	109.48	104.44	16.92	68.4	0.99
	TOTAL	19	5,474,600	4,938,900	110.85	109.48	104.44	16.92	68.4	0.99
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	19	5,474,600	4,938,900	110.85	109.48	104.44	16.92	68.4	0.99
	TOTAL	19	5,474,600	4,938,900	110.85	109.48	104.44	16.92	68.4	0.99

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	19	0	0.0	0	0.0	2	10.5	7.5	39.5	5.5	29.0	1	5.3	2	10.5	1	5.3
	TOTAL	19	0	0.0	0	0.0	2	10.5	7.5	39.5	5.5	29.0	1	5.3	2	10.5	1	5.3
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	19	0	0.0	0	0.0	2	10.5	7.5	39.5	5.5	29.0	1	5.3	2	10.5	1	5.3
	TOTAL	19	0	0.0	0	0.0	2	10.5	7.5	39.5	5.5	29.0	1	5.3	2	10.5	1	5.3

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

TAXATION DISTRICT 131 VILLAGE OF GLENBEULAH
COUNTY 59 SHEBOYGAN
EQ ADMIN AREA 77 MILWAUKEE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	3	529,100	510,000	103.75	102.85	105.00	2.79	100.0	0.99
	TOTAL	3	529,100	510,000	103.75	102.85	105.00	2.79	100.0	0.99
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	3	529,100	510,000	103.75	102.85	105.00	2.79	100.0	0.99
	TOTAL	3	529,100	510,000	103.75	102.85	105.00	2.79	100.0	0.99

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	3	0	0.0	0	0.0	0	0.0	1.5	50.0	1.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	3	0	0.0	0	0.0	0	0.0	1.5	50.0	1.5	50.0	0	0.0	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	3	0	0.0	0	0.0	0	0.0	1.5	50.0	1.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	3	0	0.0	0	0.0	0	0.0	1.5	50.0	1.5	50.0	0	0.0	0	0.0	0	0.0

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

TAXATION DISTRICT 135 VILLAGE OF HOWARDS GROVE
 COUNTY 59 SHEBOYGAN
 EQ ADMIN AREA 77 MILWAUKEE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	3	170,600	171,000	99.77	101.90	97.99	8.56	66.7	1.02
	IMPROVED	23	4,813,800	4,679,257	102.88	105.49	105.26	6.86	91.3	1.03
	TOTAL	26	4,984,400	4,850,257	102.77	105.08	105.10	7.26	88.5	1.02
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	3	170,600	171,000	99.77	101.90	97.99	8.56	66.7	1.02
	IMPROVED	23	4,813,800	4,679,257	102.88	105.49	105.26	6.86	91.3	1.03
	TOTAL	26	4,984,400	4,850,257	102.77	105.08	105.10	7.26	88.5	1.02

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

		OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
		#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	3		0	0.0	0	0.0	1.5	50.0	.5	16.7	1	33.3	0	0.0	0	0.0
	IMPROVED	23		0	0.0	1	4.4	10.5	45.7	10.5	45.7	1	4.4	0	0.0	0	0.0
	TOTAL	26		0	0.0	1	3.9	12	46.2	11	42.3	2	7.7	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0		0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0		0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0		0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	3		0	0.0	0	0.0	1.5	50.0	.5	16.7	1	33.3	0	0.0	0	0.0
	IMPROVED	23		0	0.0	1	4.4	10.5	45.7	10.5	45.7	1	4.4	0	0.0	0	0.0
	TOTAL	26		0	0.0	1	3.9	12	46.2	11	42.3	2	7.7	0	0.0	0	0.0

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

TAXATION DISTRICT 141 VILLAGE OF KOHLER
COUNTY 59 SHEBOYGAN
EQ ADMIN AREA 77 MILWAUKEE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	23	4,939,800	5,042,500	97.96	99.48	99.35	13.59	65.2	1.02
	TOTAL	23	4,939,800	5,042,500	97.96	99.48	99.35	13.59	65.2	1.02
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	23	4,939,800	5,042,500	97.96	99.48	99.35	13.59	65.2	1.02
	TOTAL	23	4,939,800	5,042,500	97.96	99.48	99.35	13.59	65.2	1.02

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	23	0	0.0	0	0.0	5	21.7	6.5	28.3	8.5	37.0	2	8.7	1	4.4	0	0.0
	TOTAL	23	0	0.0	0	0.0	5	21.7	6.5	28.3	8.5	37.0	2	8.7	1	4.4	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	23	0	0.0	0	0.0	5	21.7	6.5	28.3	8.5	37.0	2	8.7	1	4.4	0	0.0
	TOTAL	23	0	0.0	0	0.0	5	21.7	6.5	28.3	8.5	37.0	2	8.7	1	4.4	0	0.0

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

TAXATION DISTRICT 165 VILLAGE OF OOSTBURG
COUNTY 59 SHEBOYGAN
EQ ADMIN AREA 77 MILWAUKEE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	10	1,823,600	1,723,310	105.82	109.25	110.11	8.86	80.0	1.03
	TOTAL	10	1,823,600	1,723,310	105.82	109.25	110.11	8.86	80.0	1.03
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	1	236,500	168,500	140.36	140.36	140.36	0.00	100.0	1.00
	TOTAL	1	236,500	168,500	140.36	140.36	140.36	0.00	100.0	1.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	11	2,060,100	1,891,810	108.90	112.07	111.71	10.27	63.6	1.03
	TOTAL	11	2,060,100	1,891,810	108.90	112.07	111.71	10.27	63.6	1.03

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	10	0	0.0	0	0.0	1	10.0	4	40.0	4	40.0	1	10.0	0	0.0	0	0.0
	TOTAL	10	0	0.0	0	0.0	1	10.0	4	40.0	4	40.0	1	10.0	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	11	0	0.0	0	0.0	2	18.2	3.5	31.8	3.5	31.8	2	18.2	0	0.0	0	0.0
	TOTAL	11	0	0.0	0	0.0	2	18.2	3.5	31.8	3.5	31.8	2	18.2	0	0.0	0	0.0

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

TAXATION DISTRICT 176 VILLAGE OF RANDOM LAKE

COUNTY 59 SHEBOYGAN

EQ ADMIN AREA 77 MILWAUKEE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	2	62,800	50,000	125.60	125.60			0.0	1.00
	IMPROVED	15	2,658,000	2,873,500	92.50	104.50	101.29	17.42	40.0	1.13
	TOTAL	17	2,720,800	2,923,500	93.07	106.99	101.30	18.19	35.3	1.15
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	2	62,800	50,000	125.60	125.60			0.0	1.00
	IMPROVED	15	2,658,000	2,873,500	92.50	104.50	101.29	17.42	40.0	1.13
	TOTAL	17	2,720,800	2,923,500	93.07	106.99	101.30	18.19	35.3	1.15

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	15	0	0.0	1	6.7	2	13.3	4.5	30.0	1.5	10.0	4	26.7	2	13.3	0	0.0
	TOTAL	17	0	0.0	1	5.9	2	11.8	5.5	32.4	.5	3.0	6	35.3	2	11.8	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	15	0	0.0	1	6.7	2	13.3	4.5	30.0	1.5	10.0	4	26.7	2	13.3	0	0.0
	TOTAL	17	0	0.0	1	5.9	2	11.8	5.5	32.4	.5	3.0	6	35.3	2	11.8	0	0.0

DATE: 03/21/2012

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

EQSALE304WI

PAGE 25 OF 28

TAXATION DISTRICT 191 VILLAGE OF WALDO
 COUNTY 59 SHEBOYGAN
 EQ ADMIN AREA 77 MILWAUKEE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	2	264,800	219,500	120.64	121.80	121.80	10.24	100.0	1.01
	TOTAL	2	264,800	219,500	120.64	121.80	121.80	10.24	100.0	1.01
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	2	264,800	219,500	120.64	121.80	121.80	10.24	100.0	1.01
	TOTAL	2	264,800	219,500	120.64	121.80	121.80	10.24	100.0	1.01

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0

DATE: 03/21/2012

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

EQSALE304WI

PAGE 26 OF 28

TAXATION DISTRICT 271 CITY OF PLYMOUTH
 COUNTY 59 SHEBOYGAN
 EQ ADMIN AREA 77 MILWAUKEE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	2	98,700	60,000	164.50	162.45	162.45	5.06	100.0	0.99
	IMPROVED	56	8,967,000	8,275,800	108.35	110.90	112.09	9.53	76.8	1.02
	TOTAL	58	9,065,700	8,335,800	108.76	112.67	112.24	10.74	74.1	1.04
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	3	363,000	400,500	90.64	88.73	82.24	12.20	66.7	0.98
	TOTAL	3	363,000	400,500	90.64	88.73	82.24	12.20	66.7	0.98
TOTAL	VACANT	2	98,700	60,000	164.50	162.45	162.45	5.06	100.0	0.99
	IMPROVED	59	9,330,000	8,676,300	107.53	109.77	110.35	10.24	76.3	1.02
	TOTAL	61	9,428,700	8,736,300	107.93	111.50	112.07	11.25	72.1	1.03

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	56	0	0.0	0	0.0	8	14.3	20	35.7	23	41.1	5	8.9	0	0.0	0	0.0
	TOTAL	58	0	0.0	0	0.0	8	13.8	21	36.2	22	37.9	5	8.6	1	1.7	1	1.7
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	3	0	0.0	0	0.0	0	0.0	1.5	50.0	.5	16.7	0	0.0	1	33.3	0	0.0
	TOTAL	3	0	0.0	0	0.0	0	0.0	1.5	50.0	.5	16.7	0	0.0	1	33.3	0	0.0
TOTAL	VACANT	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	59	0	0.0	1	1.7	7	11.9	21.5	36.5	23.5	39.8	6	10.2	0	0.0	0	0.0
	TOTAL	61	0	0.0	1	1.6	9	14.8	20.5	33.6	23.5	38.5	5	8.2	1	1.6	1	1.6

DATE: 03/21/2012

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

EQSALE304WI

PAGE 27 OF 28

TAXATION DISTRICT 281 CITY OF SHEBOYGAN
 COUNTY 59 SHEBOYGAN
 EQ ADMIN AREA 77 MILWAUKEE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	260	33,062,700	29,118,747	113.54	127.78	115.90	23.99	54.2	1.13
	TOTAL	260	33,062,700	29,118,747	113.54	127.78	115.90	23.99	54.2	1.13
2 - COMMERCIAL	VACANT	1	365,200	550,000	66.40	66.40	66.40	0.00	100.0	1.00
	IMPROVED	18	6,907,900	7,711,900	89.57	106.63	108.83	18.03	50.0	1.19
	TOTAL	19	7,273,100	8,261,900	88.03	104.51	105.61	19.56	47.4	1.19
TOTAL	VACANT	1	365,200	550,000	66.40	66.40	66.40	0.00	100.0	1.00
	IMPROVED	278	39,970,600	36,830,647	108.53	126.41	115.23	23.72	56.8	1.16
	TOTAL	279	40,335,800	37,380,647	107.91	126.19	115.18	23.79	57.0	1.17

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	260	0	0.0	8	3.1	41	15.8	81	31.2	60	23.1	25	9.6	19	7.3	26	10.0
	TOTAL	260	0	0.0	8	3.1	41	15.8	81	31.2	60	23.1	25	9.6	19	7.3	26	10.0
2 - COMMERCIAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	18	1	5.6	2	11.1	0	0.0	6	33.3	3	16.7	5	27.8	1	5.6	0	0.0
	TOTAL	19	1	5.3	3	15.8	0	0.0	5.5	29.0	3.5	18.4	5	26.3	0	0.0	1	5.3
TOTAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	278	1	0.4	10	3.6	37	13.3	91	32.7	67	24.1	26	9.4	20	7.2	26	9.4
	TOTAL	279	1	0.4	11	3.9	36	12.9	91.5	32.8	67.5	24.2	26	9.3	20	7.2	26	9.3

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

TAXATION DISTRICT 282 CITY OF SHEBOYGAN FALLS

COUNTY 59 SHEBOYGAN

EQ ADMIN AREA 77 MILWAUKEE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	1	30,000	39,900	75.19	75.19	75.19	0.00	100.0	1.00
	IMPROVED	41	7,142,600	6,839,900	104.43	106.64	108.41	5.97	92.7	1.02
	TOTAL	42	7,172,600	6,879,800	104.26	105.89	108.09	6.58	90.5	1.02
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	3	814,600	780,000	104.44	109.61	112.60	13.86	33.3	1.05
	TOTAL	3	814,600	780,000	104.44	109.61	112.60	13.86	33.3	1.05
TOTAL	VACANT	1	30,000	39,900	75.19	75.19	75.19	0.00	100.0	1.00
	IMPROVED	44	7,957,200	7,619,900	104.43	106.84	108.64	6.62	88.6	1.02
	TOTAL	45	7,987,200	7,659,800	104.27	106.14	108.41	7.16	86.7	1.02

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	41	0	0.0	0	0.0	2	4.9	18.5	45.1	19.5	47.6	1	2.4	0	0.0	0	0.0
	TOTAL	42	0	0.0	1	2.4	2	4.8	18	42.9	20	47.6	1	2.4	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	3	0	0.0	0	0.0	1	33.3	.5	16.7	.5	16.7	1	33.3	0	0.0	0	0.0
	TOTAL	3	0	0.0	0	0.0	1	33.3	.5	16.7	.5	16.7	1	33.3	0	0.0	0	0.0
TOTAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	44	0	0.0	0	0.0	3	6.8	19	43.2	20	45.5	2	4.6	0	0.0	0	0.0
	TOTAL	45	0	0.0	1	2.2	3	6.7	18.5	41.1	20.5	45.6	2	4.4	0	0.0	0	0.0